

CITY PLANNING COMMISSION PLANNING ADVISORY COMMITTEE

AGENDA – September 24, 2014

There will be a meeting of the Planning Advisory Committee on September 24, 2014 at 2:00 p.m. The meeting will be held in the One Stop Shop Conference Room A, City Hall Room 7W03.

- 1) **Consideration:** Minutes from the August 20, 2014 and September 3, 2014 PAC meetings.
- 2) **Consideration:** **ZONING DOCKET 092/14** – Request by DOWNMAN PLAZA INVESTMENTS, LLC for a Conditional Use to permit the sale of alcoholic beverages for on-premises consumption in a proposed reception hall within 200 feet of a residential zoning district in a B-1 Neighborhood Business District and the Eastern New Orleans UC Urban Corridor District and an appeal of the City Council District D Reception Hall and Reception Facilities Interim Zoning District, on Square 16, Jackson Place, Lots 1 through 4, in the Third Municipal District, bounded by Downman Road, Odin Street, Mendez Street, and Deanne Street. The municipal addresses are 4701-07 DOWNMAN ROAD. (PD 9)
- 3) **Consideration:** A request by Faubourg St. Charles, L.L.C., for a grant of predial servitude for the proposed encroachment of an awning and replacement of an existing awning and bay windows on/over the Camp Street public right-of-way, adjacent to Lot 3A, Square 181, 1st M.D., bounded by St. Joseph Street, St. Charles Avenue, Julia Street, and Camp Street. The municipal address of the property is 823-827 Camp Street.
- 4) **Consideration:** A request by Ali, L.L.C., for a grant of predial servitude for the proposed encroachment of an awning and existing awning on/over the S. Carrollton Avenue and Jeannette Street public rights-of-way, adjacent to Lots 1 & 2, Square 194, 7th M.D., bounded by Jeannette Street, Dublin Street, Birch Street, and S. Carrollton Avenue. The municipal address of the property is 1500 S. Carrollton Avenue.
- 5) **Consideration:** A request by Gail and Louis Wells for a grant of predial servitude for the proposed encroachments of a cantilever balcony, steps & landing, and roof overhang on/over the Laurel Street public right-of-way, adjacent to Lot 1, Square 112, 4th M.D., bounded by 3rd Street, Constance Street, 2nd Street, and Laurel Street. The municipal address of the property is 2511 Laurel Street.
- 6) **Consideration:** A request by Waldorf Education Association of New Orleans d/b/a Raphael Academy, Inc., for a grant of predial servitude for the proposed encroachment of awnings on/over the Soraparou Street and Rousseau Street public rights-of-way, adjacent

to Lot 11, Square 46, 4th M.D., bounded by Rousseau Street, 1st Street, St. Thomas Street, and Soraparu Street. The municipal address of the property is 500 Soraparu Street.

- 7) **Consideration:** A request by New Beginnings Properties for a sale **or** lease of the Newton Street public right-of-way, from Brooklyn Avenue to the Mississippi Trail, in between Squares 153 and 184 of the 5th Municipal. The municipal address of the owner's adjacent property is 205 Newton Street.
- 8) **Consideration:** A request by New Beginnings Properties for a sale **or** lease of the Diana Street public right-of-way, from Brooklyn Avenue to the Mississippi Trail, in between Squares 184 and 185 of the 5th Municipal. The municipal address of the owner's adjacent property is 205 Newton Street.
- 9) **Consideration:** The removal of a 10' servitude on Lots 2 and 3 on Square 3058-3058B, bounded by Harrison Avenue, Encampment Street, and Bayou Saint John.

The next Planning Advisory Committee meeting will be held on Wednesday, October 8, 2014, at 2:00 p.m. in the One Stop Shop conference room A, City Hall, Room 7W03.

Respectfully yours,

Robert D. Rivers, Director
September 19, 2014

The PAC was formed to meet and advise the Executive Director of the CPC on technical issues needed in the preparation of reports required as part of CPC official duties. The purpose of the PAC is to eliminate duplicated efforts, and to assist the public in determining the necessary department/agencies to meet with to resolve any technical problems that may need to be discussed or resolved prior to consideration by the CPC. A vote of "no objection" by the PAC does not give any blanket approval for a particular project or a zoning issue or a re-subdivision request, or a sale or lease of city-owned property, but only a statement on the technical issues considered by PAC.

CITY PLANNING COMMISSION PLANNING ADVISORY COMMITTEE

Minutes – August 20, 2014

A meeting of the Planning Advisory Committee was held on Wednesday, August 20, 2014 at 2:00 PM in the One Stop Shop conference room A, City Hall Room 7W03. Those in attendance were:

MEMBERS

LaJoyce Steib (SWB)
Reid Dennis (SWB)
Max Camp (RER)
Martha Griset (RER)
Desiree Wilson (RER)
Tracy St. Julien (HDLC)
Tica Hartman (PPW)
Richard Scheirman (DPW)
Edward Horan (S&P)
Arlen Brunson (CPC)

GUESTS

Peter Fortier
Thomas Colosino
Ryan Mayer
Donald McGinnis
Justin Pittenger
Pedro Molina
Erich Soraghan
Andrew Liles
Geoff Zawacki
Marisa Escudero
Marcus Allen

CPC STAFF

Stephen Kroll
Editha Amacker
Kelly Butler
Brooke Perry
Rexter Chambers

NON-VOTING DEPARTMENTS

- 1) **Consideration:** Minutes from the August 6, 2014 PAC meeting

Consideration of the meeting minutes was deferred to the next meeting.

- 2) **Consideration:** **ZONING DOCKET 082/14** – Request by ELENESSE MARQUIS PROP., LLC for a Conditional Use to permit a single-family residence in an LI Light Industrial District, on Square 797, Lot 6-A, in the First Municipal District, bounded by South Hennessey, South Alexander, Baudin, and D’Hemecourt Streets. The municipal address is 523 SOUTH HENNESSEY STREET. (PD 4)

The committee passed a motion of no objection subject to further review by CPC and PPW for the addition of a street tree.

- 3) **Consideration: ZONING DOCKET 083/14** – Request by HUTTON GROWTH ONE, LLC for a Conditional Use to permit an automobile/vehicular parts sale/non-service facility in a C-1A General Commercial District and an ICUC Inner-City Urban Corridor District overlay, on Square 461, Lots 1 through 23, in the Seventh Municipal District, bounded by Colapissa, Pine, and Burdette Streets and Earhart Boulevard. The municipal address is 7601 COLAPISSA STREET. (PD 4)

The committee passed a motion of no objection subject to further review by CPC, PPW and SWB for planting street trees, and DPW for review of drainage plan.

- 4) **Consideration: ZONING DOCKET 084/14** – Request by FIREMEN’S CHARITABLE AND BENEVOLENT ASSOCIATION for a Conditional Use to permit an office building exceeding 5,000 square feet in floor area in an LB-2 Lake Area Neighborhood Business District, an LRS-3 Lakewood and Country Club Gardens Single-Family Residential District, and within the LADC Lake Area Design Corridor Overlay District, on an undesignated square, Lot A-1, in the Second Municipal District, bounded by Canal Boulevard, City Park Avenue, and Hawthorne Place. The municipal address is 5050 CANAL BOULEVARD. (PD 5)

The committee passed a motion of no objection subject to further review by CPC, and PPW for a tree protection plan and tree trimming permit for driveway access on Canal Street.

- 5) **Consideration: ZONING DOCKET 085/14** – Request by CAVAN CO, LLC for a Conditional Use to permit the sale of alcoholic beverages for on-premises consumption in a standard restaurant, on Square 221, Lots 1 and 2, in the Sixth Municipal District, bounded by Magazine, Foucher, Antonine, and Camp Streets. The municipal address is 3607 MAGAZINE STREET. (PD 2)

The committee passed a motion of no objection subject to further review by CPC, DPW to address parking spaces that encroach onto the sidewalk and HDLC for any proposed signage and consideration by the ARC on August 26th.

- 6) **Consideration: ZONING DOCKET 087/14** – Request by MARK ASPIAZU for a Conditional Use to permit a bed and breakfast family home in an RD-3 Two-Family Residential District, on Square 17, Lot 18, in the Fifth Municipal District, bounded by Bermuda, Alix, and Verret Streets, and Pelican Avenue. The municipal address is 430 BERMUDA STREET. (PD 12)

The committee passed a motion of no objection subject to further review by CPC, HDLC for any exterior work or signage, and PPW for the planting of one street tree.

- 7) **Consideration:** A Cooperative Endeavor Agreement (CEA) with the Land Trust for Louisiana to permit a rain garden and bioswale on the following city-owned property:

Lot 18, Square 11 in the 6th Municipal District, bounded by General Taylor, S. Miro, S. Tonti, and Delachaise Streets, the improvements bearing the municipal address **3601 General Taylor Street**.

The committee passed a motion of no objection to permit soil samples and a soil survey, prior to consideration of the CEA. DPW objected to the motion.

- 8) **Consideration:** A request by Gordon Pierce for a grant of predial servitude for the proposed encroachment of a gallery on/over the Magazine Street public right-of-way, adjacent to Lot 6, Square 140, 4th M.D., bounded by St. Mary Street, Sophie Wright Place, Felicity Street, and Magazine Street. The municipal address of the property is 1823-1825 Magazine Street.

The committee passed a motion of no objection subject to further review by RER, SWB and DPW to review drawings of the footings, and HDLC with review by the ARC on August 26th.

- 9) **Consideration:** A request by Economy Ironworks, Inc., for a grant of predial servitude for the proposed encroachment of a gallery on/over the S. Peters Street public right-of-way, adjacent to Lot 24, Square 61, 1st M.D., bounded by Girod Street, Commerce Street, Lafayette Street, and S. Peters Street. The municipal address of the property is 625-635 S. Peters Street.

The committee passed a motion of no objection subject to further review by RER and HDLC final approval of the exterior work.

- 10) **Consideration:** A request by 826-828 Orleans, L.L.C, for a grant of predial servitude for the proposed encroachment of steps and existing roof overhang on/over the Orleans Avenue public right-of-way, adjacent to Lot 14, Square 73, 2nd M.D., bounded by Bourbon Street, St. Peter Street, Dauphine Street, and Orleans Avenue. The municipal address of the property is 826-828 Orleans Avenue.

The committee passed a motion of no objection subject to further review by RER and VCC to review final details.

- 11) **Consideration:** A request by Second Suites, L.L.C, for a grant of predial servitude for the proposed encroachments of a metal awning and (replacement of) existing encroachments of roof overhang and steps on/over the 2nd Street and Baronne Street public rights-of-way, adjacent to Lot A, Square 261, 4th M.D., bounded by Baronne Street, 3rd Street, Dryades Street, and 2nd Street. The municipal address of the property is 1800-1802 2nd Street

The committee passed a motion of no objection subject to further review by RER.

12) Any Other Matters: The next Planning Advisory Committee meeting will be held on Wednesday, September 3, 2014, at 2:00 p.m. in the One Stop Shop conference room A, City Hall, Room 7W03.

1000 N. Broad Street

The committee passed a motion of no objection subject to further review by RER and SWB to move existing lines.

5236 Constance Street

The committee passed a motion of no objection subject to further review by RER and DPW to review encroachments in the Bellecastle Street right-of-way.